

**Prime Tillable Cropland with Several Mature Tree Rows
& Amazing Hunting Opportunities**
TBD Road 30
Sidney, NE 69162

\$199,000
151.020± Acres
Cheyenne County



Prime Tillable Cropland with Several Mature Tree Rows & Amazing Hunting Opportunities Sidney, NE / Cheyenne County

SUMMARY

Address

TBD Road 30

City, State Zip

Sidney, NE 69162

County

Cheyenne County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.2068 / -102.084

Taxes (Annually)

804

Acreage

151.020

Price

\$199,000

Property Website

<https://greatplainslandcompany.com/detail/prime-tillable-cropland-with-several-mature-tree-rows-amazing-hunting-opportunities-cheyenne-nebraska/84114/>



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PROPERTY DESCRIPTION

Here is an opportunity to purchase a recreational/investment parcel that has over 1.5 miles of well-established tree rows and income-producing cropland. The tillable acres consist of mostly Duroc Loam 0 to 1 percent slope (Class 2c) & Alliance Loam 1 to 3 percent slope (Class 2e) soils and is currently leased under a 1/3 owner 2/3 tenant crop-share agreement for the 2025 growing season. There is a possibility of changing the crop-share into a cash rent agreement in the future ranging from \$40 to \$50 per acre. Crops grown in the area and on the property include corn, wheat, milo, and millet. Several mature tree rows (approx. 20.13 Acres) have been enrolled into CRP paying \$587.80 annually until 2035 while also offering great wildlife habitat and upland bird hunting. While walking the property, several antelope, pheasants, and deer were seen throughout. The hunting opportunities include deer, antelope, upland bird, waterfowl, predator, and small game. Check out the trail camera pictures in the listing and contact the listing agent for additional trail camera pictures. Contact the local (Land Professional) for more information about this great recreational/investment opportunity. Showings by appointment only!!!

Property Features:

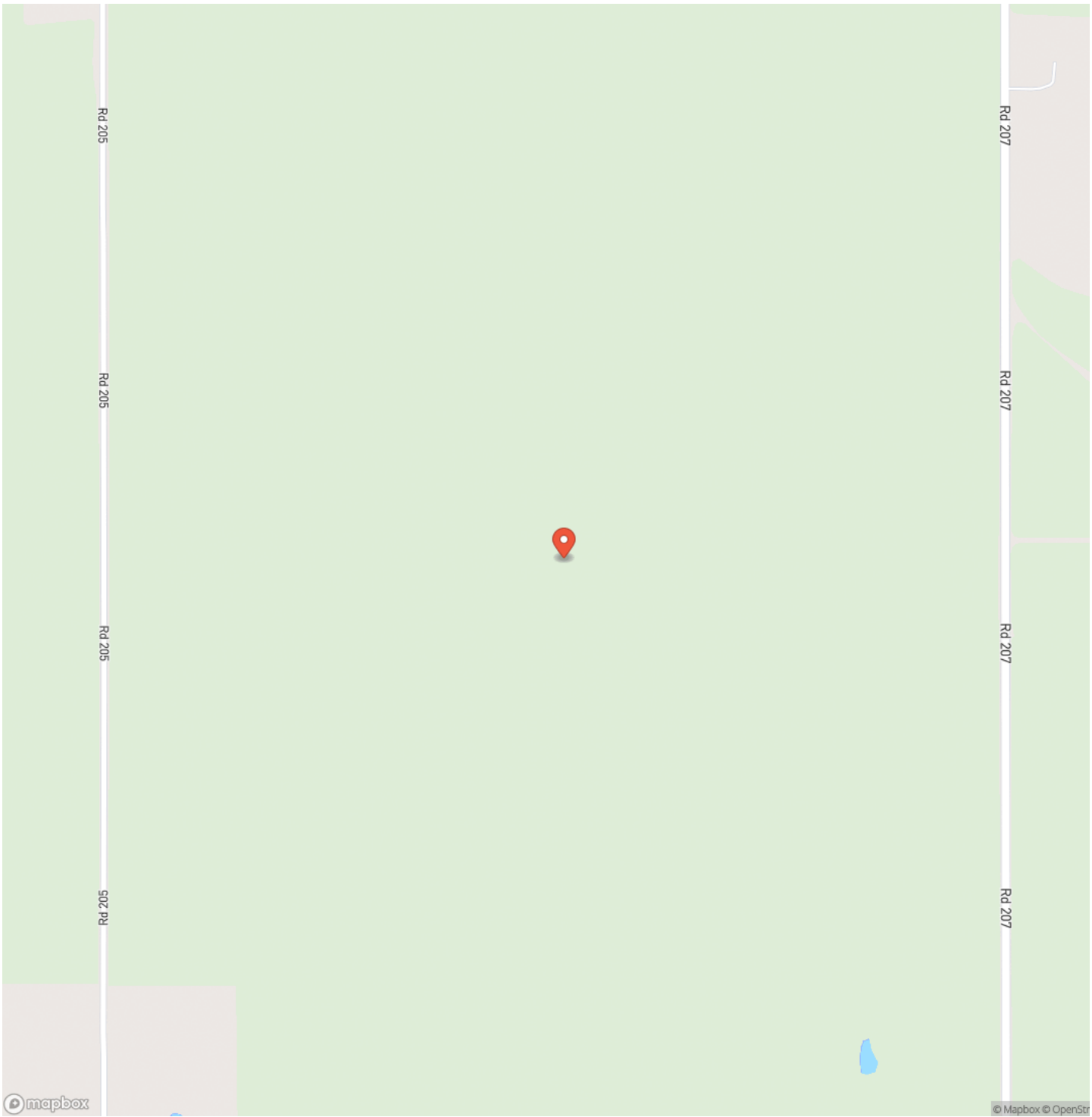
- Legal 8-14-50 NW4 Except Tower S/D
- Income producing cropland with mostly class II soils
- Crop-share lease with possible option of Cash Lease in the future
- \$587.80 CRP annual income until 2035
- Several miles of mature tree rows
- Great hunting opportunities
- County Road Frontage

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

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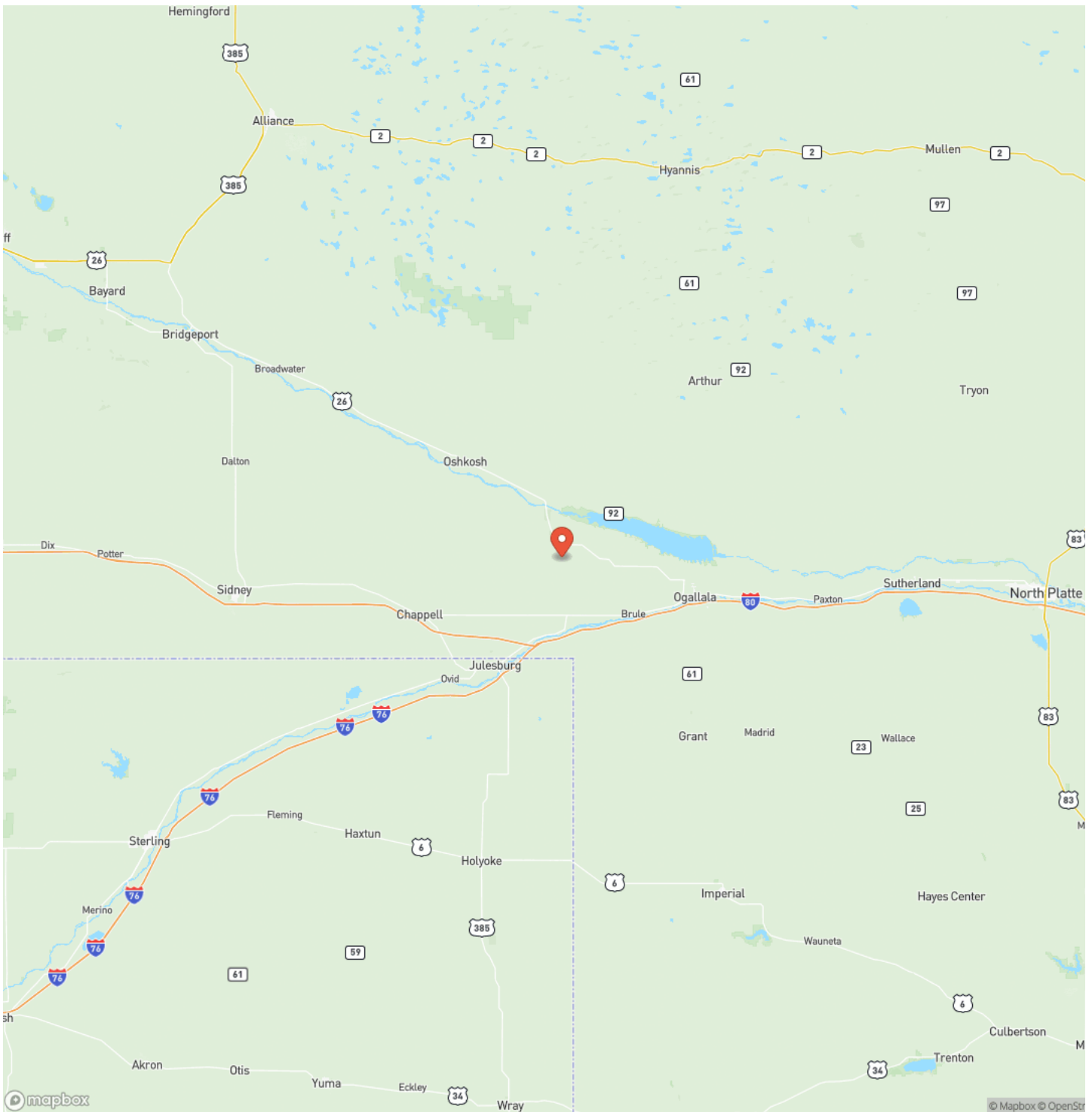


Locator Map



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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings on the paper.

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MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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